

Riverside Laboratories

Weston, MA

SITE PLAN APPROVAL

PLANNING BOARD PUBLIC HEARING

SEPTEMBER 22, 2021

SITE AERIAL | EXISTING CONDITION



Build upon the Legacy

- **Modern Building Use**

Technology + Life Sciences Campus
Mechanical and Structural Building Upgrades
Healthy and Sustainable Work Environment

- **High Quality Design**

Programmed Outdoor Spaces
Attractive Building Entries
Full-Service Amenities

- **Positive Community Benefits**

Traffic and Safety Improvements
New and Improved Landscaping
Community Fitness Loop



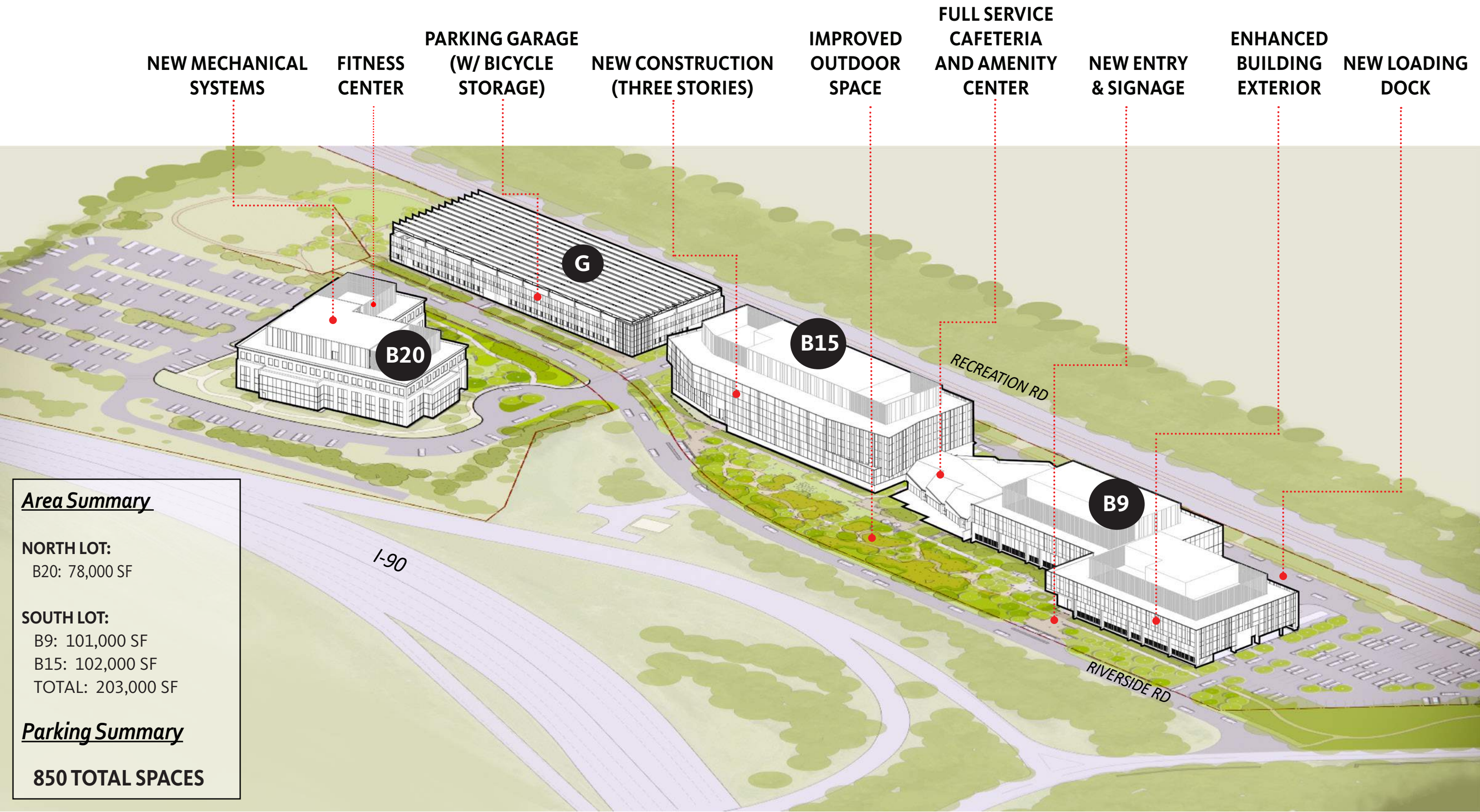
SITE PLAN APPROVAL PROCESS

- 9/22: Planning Board Hearing – Project Review ☐
- 9/28: Planning Board Site Visit ☐
- 9/23-10/5: Consultant Review – Transportation ☐
- 10/6: Planning Board Hearing – Traffic and Transportation ☐
- 10/20: Planning Board Hearing – Site Plan Civil and Landscape ☐
- 10/21-11/2: Consultant Meeting – Lighting Review ☐
- 11/3: Planning Board Hearing – Lighting and Landscape ☐
- 11/4-11/16: Consultant Review – Acoustic Review ☐
- 11/17: Planning Board Hearing – Noise and Acoustics ☐
- 12/1: Planning Board Hearing – Review ☐
- 12/15: Planning Board Meeting – Decision ☐

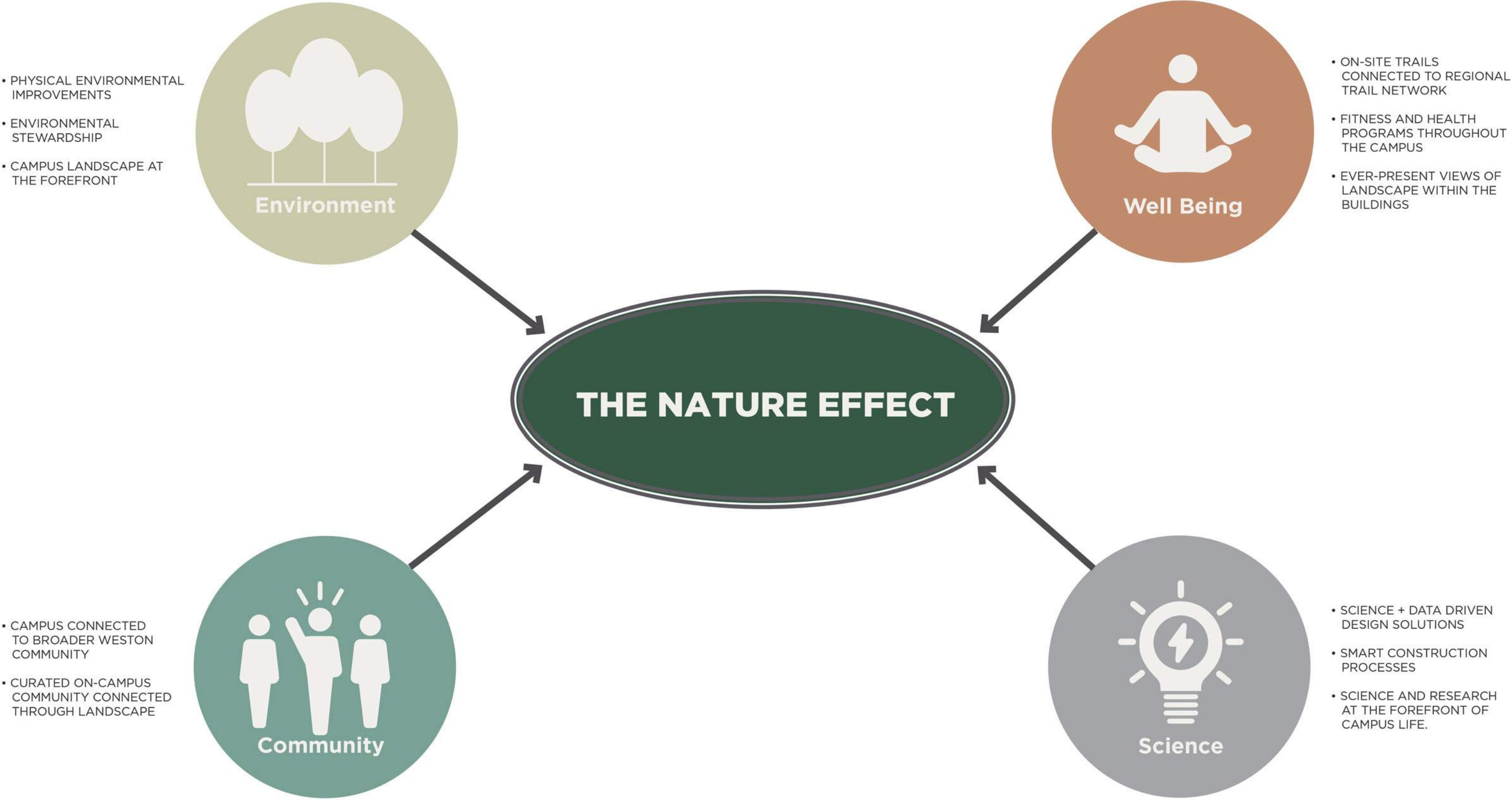
EXISTING CAMPUS



PROPOSED CAMPUS | SCOPE & PROGRAM SUMMARY



SITE CONCEPT | NATURE EFFECT



MATERIAL PALLETE | CREATION OF A CAMPUS

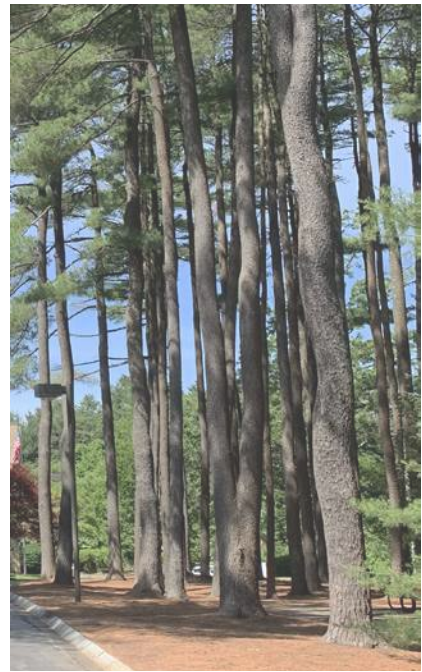
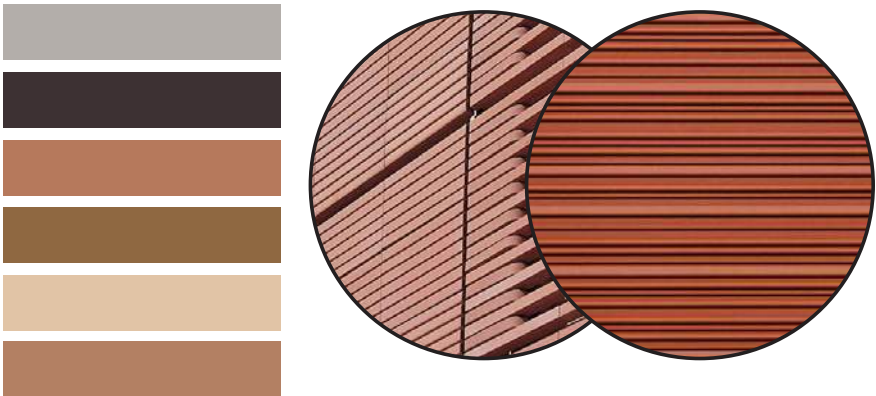
SITE WALLS



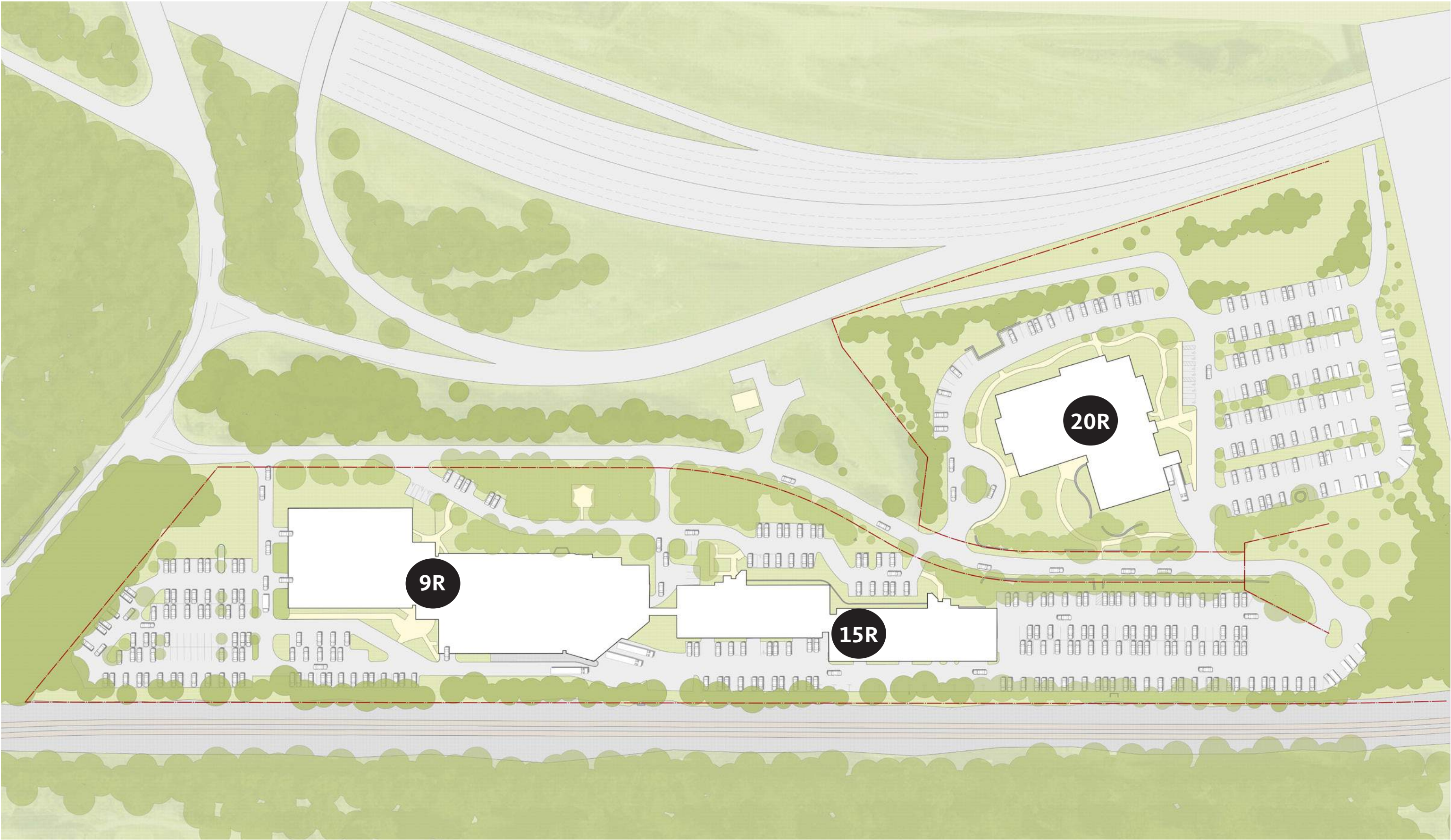
EXISTING BUILDING



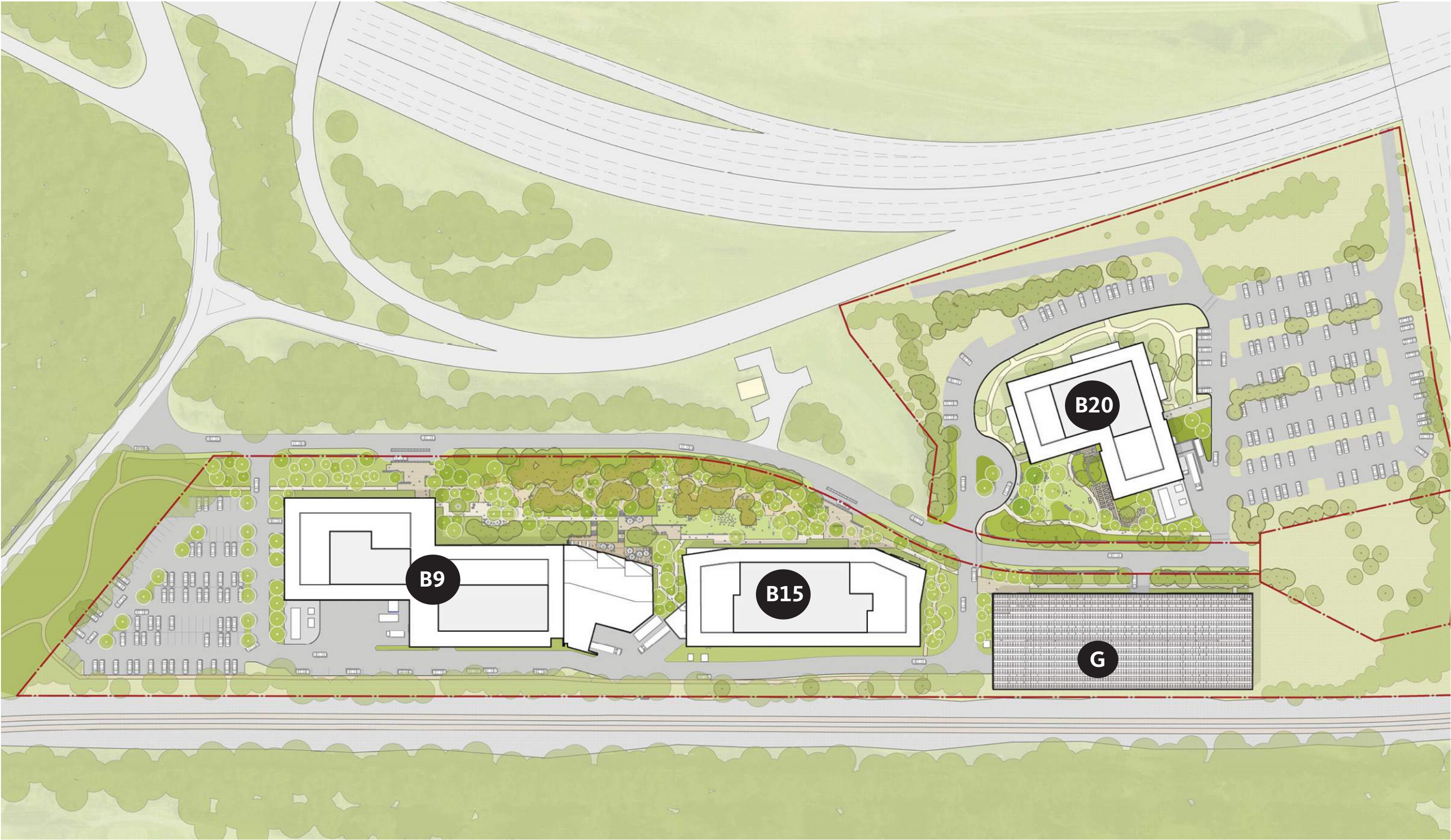
TREE GROVE



OVERALL SITE PLAN | EXISTING CAMPUS



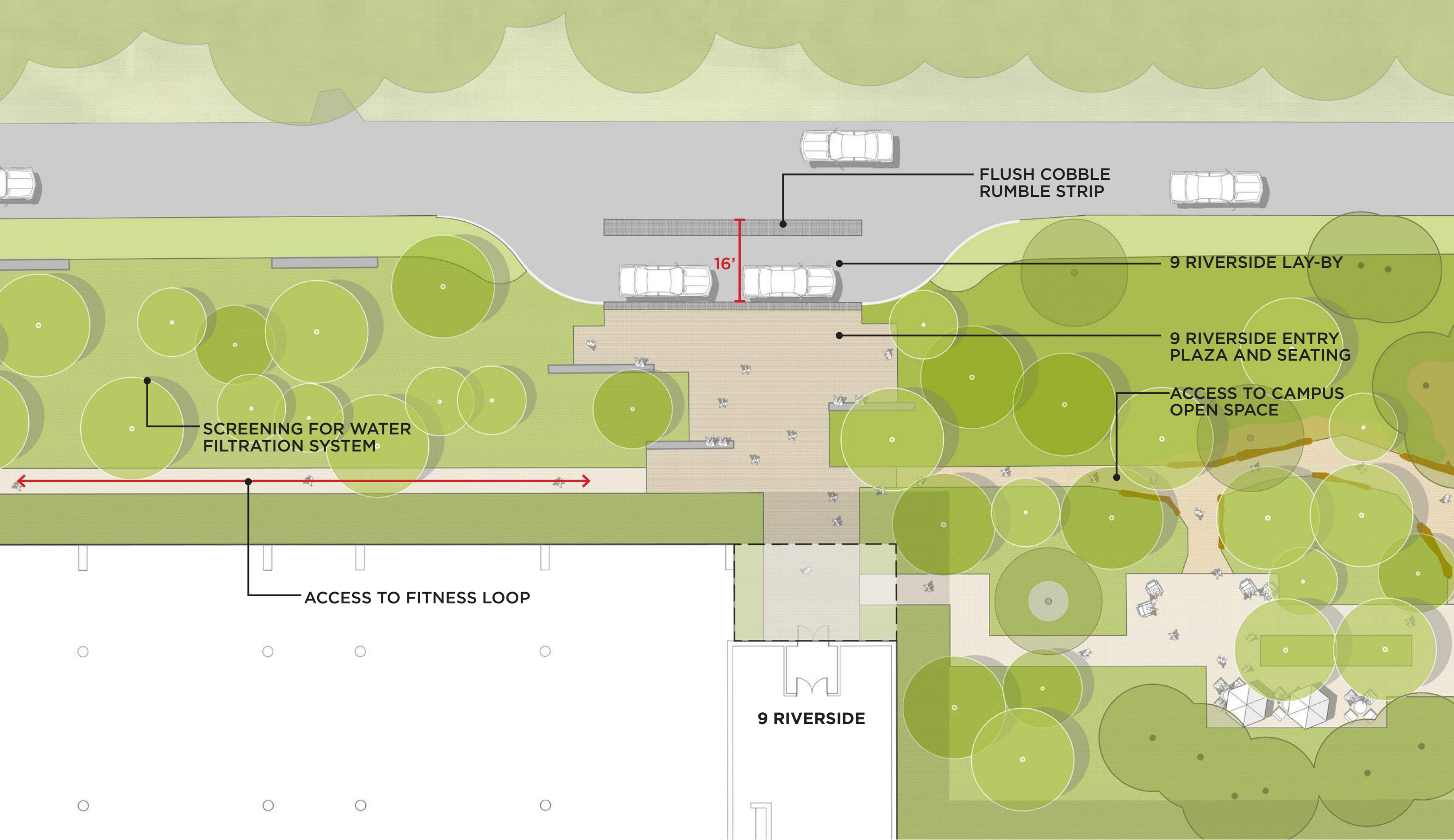
OVERALL SITE PLAN | PROPOSED CAMPUS



EXPERIENCE 1 | ARRIVAL - EXISTING CONDITION

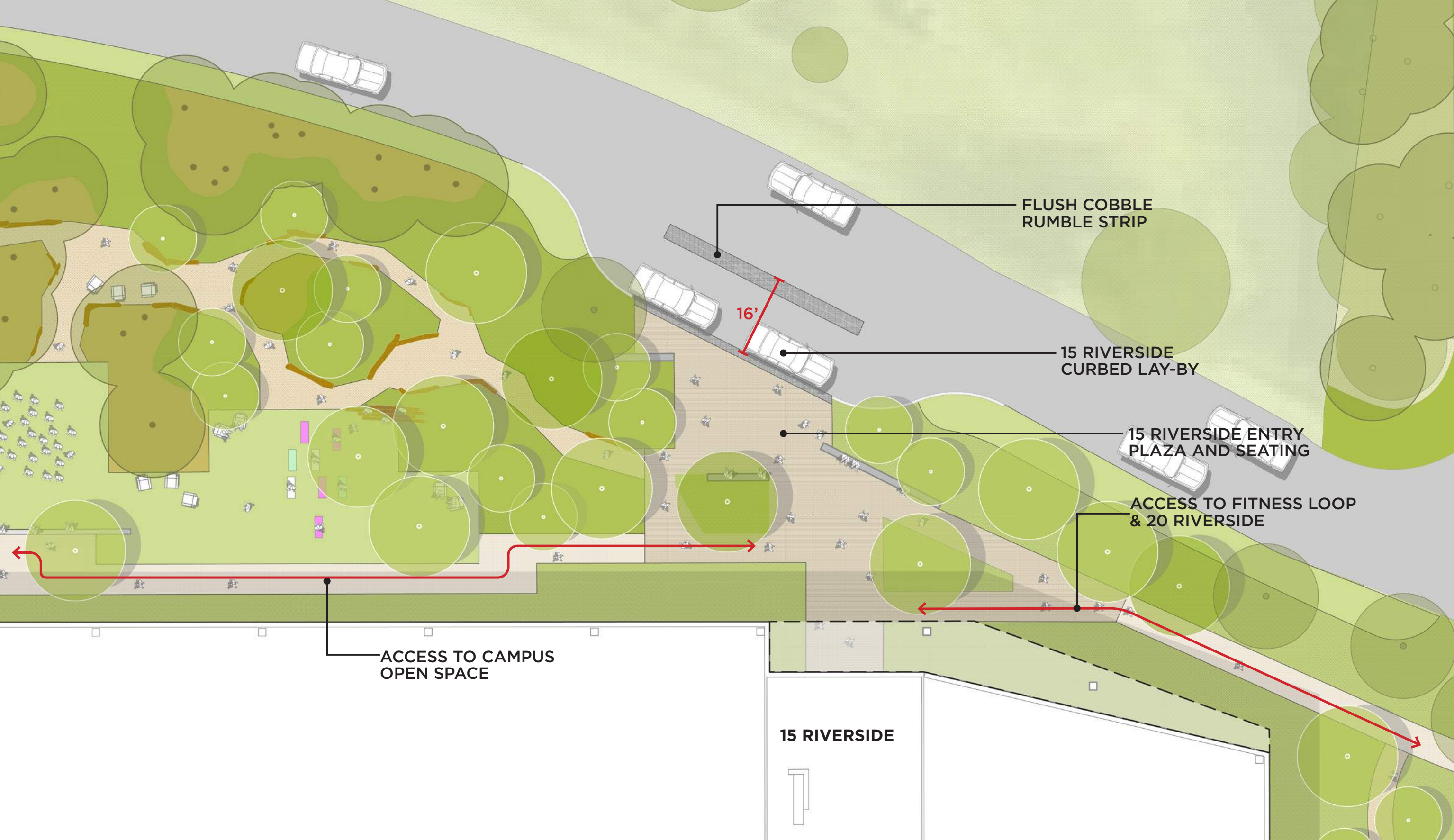








EXPERIENCE 3 | B15 ENTRY







EXPERIENCE 4 | THE GROVE



EXPERIENCE 4 | THE GROVE



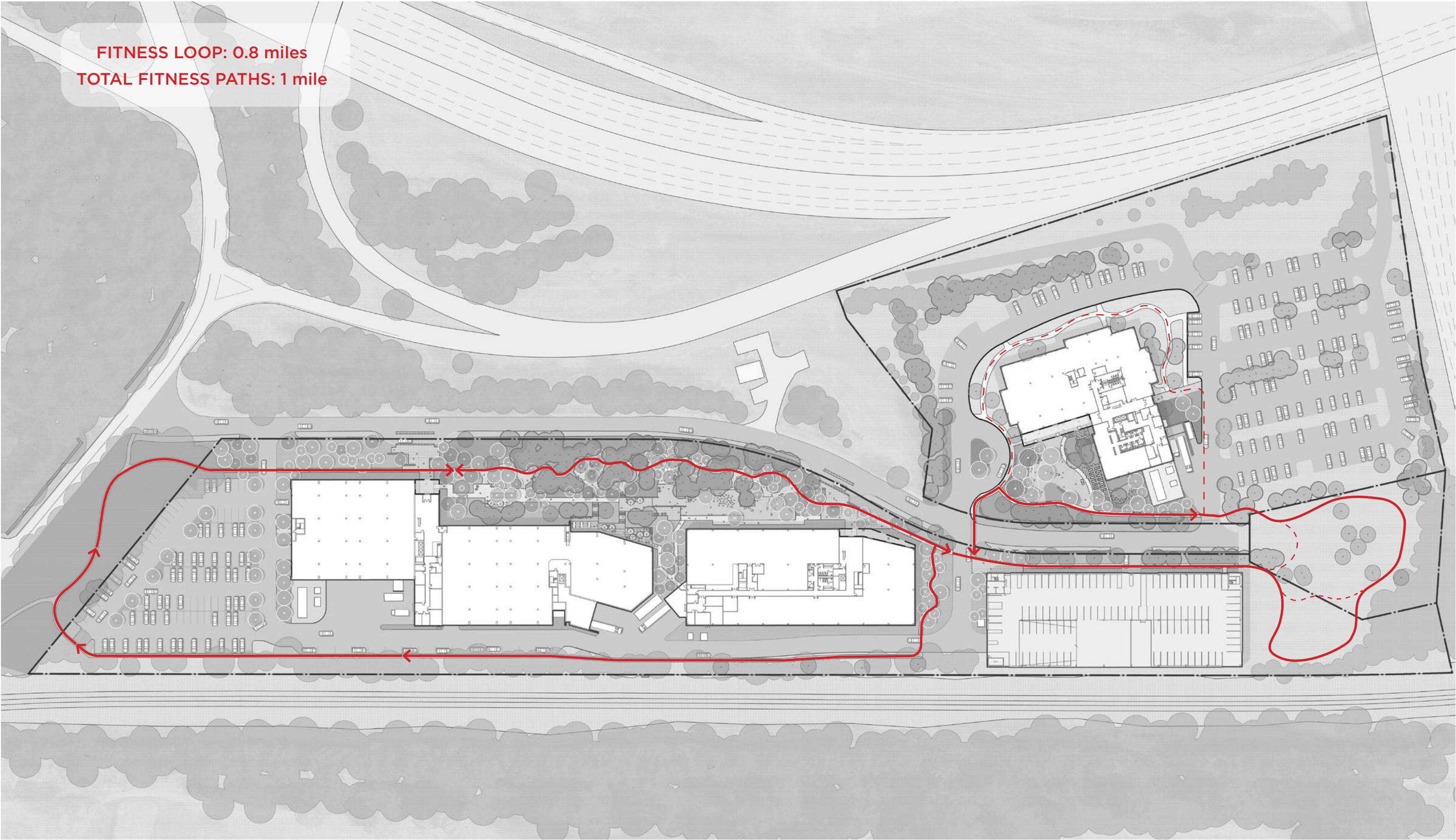
EXPERIENCE 5 | CAMPUS HEART



EXPERIENCE 5 | CAMPUS HEART



EXPERIENCE 6 | FITNESS LOOP

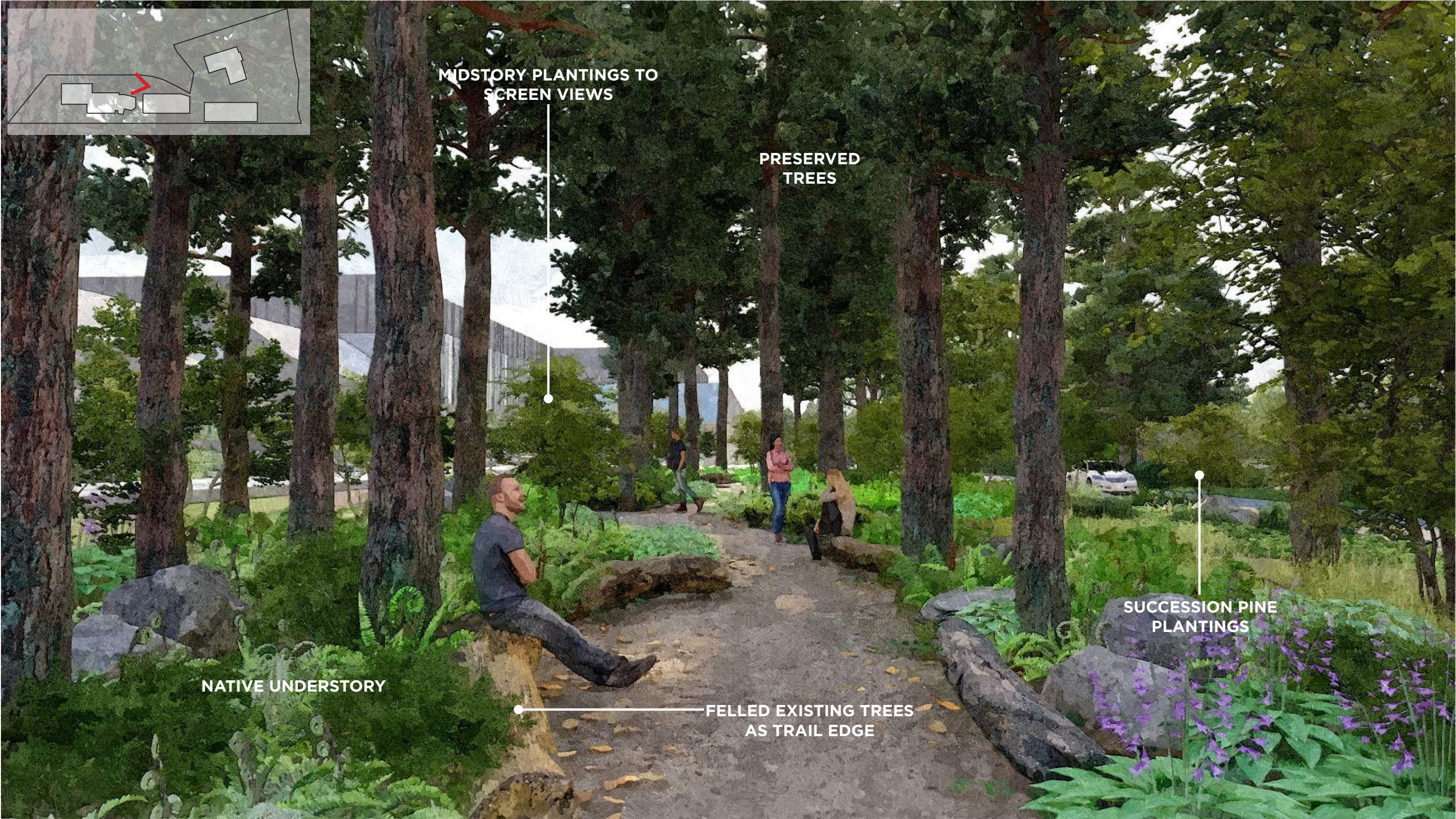


FITNESS LOOP: 0.8 miles
TOTAL FITNESS PATHS: 1 mile

EXPERIENCE 6 | FITNESS LOOP - BEFORE



EXPERIENCE 6 | FITNESS LOOP - AFTER

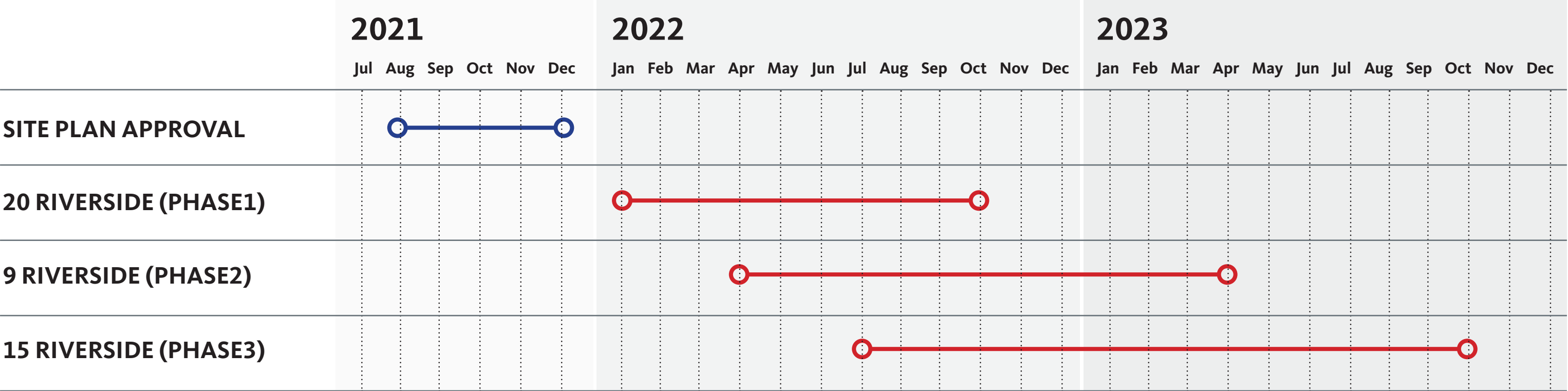








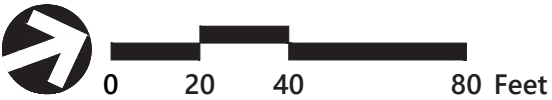
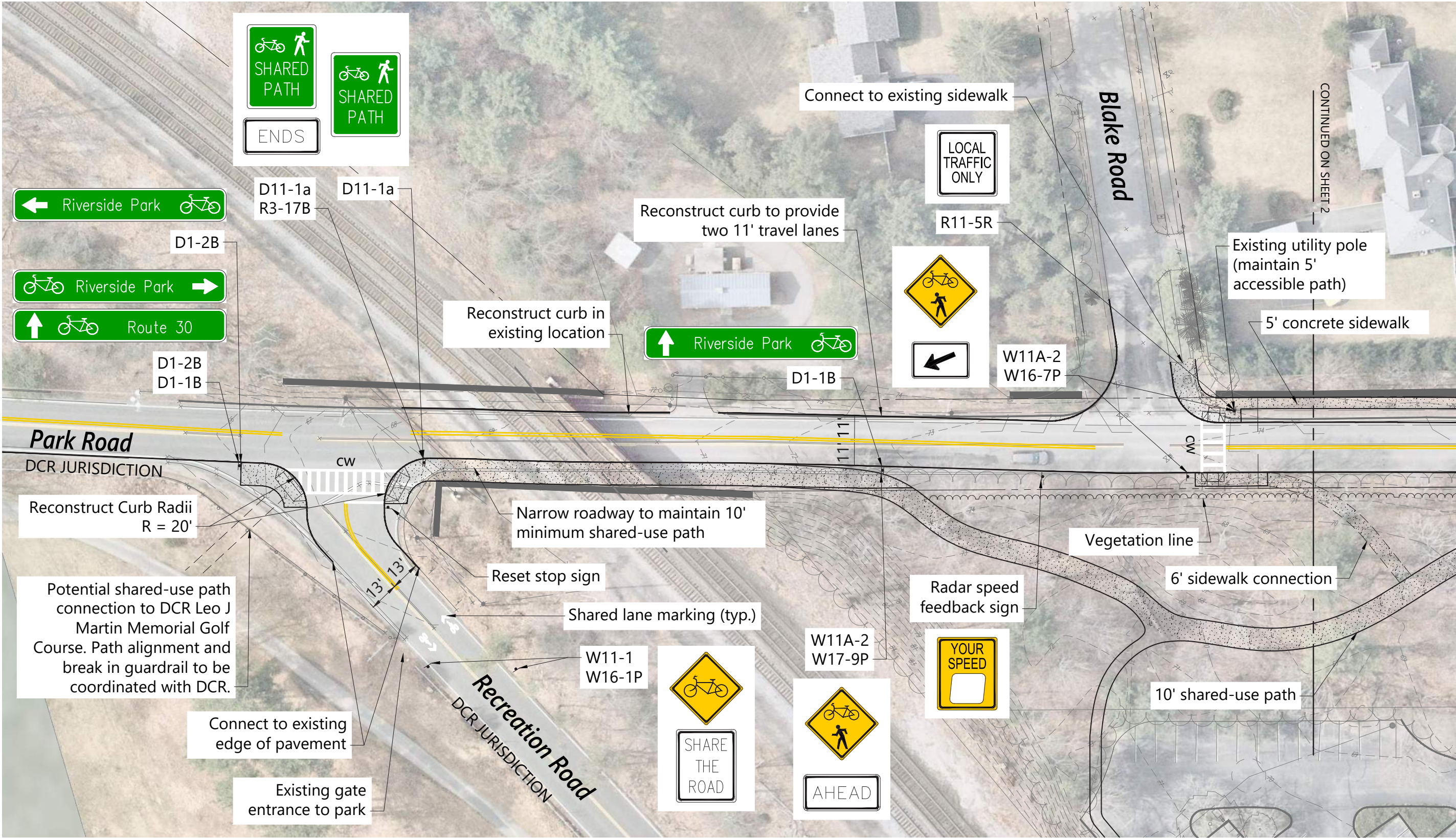
NEXT STEPS | CONSTRUCTION SCHEDULE

 SITE PLAN APPROVAL
 CONSTRUCTION



THANK YOU

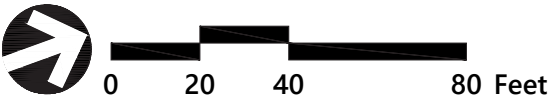
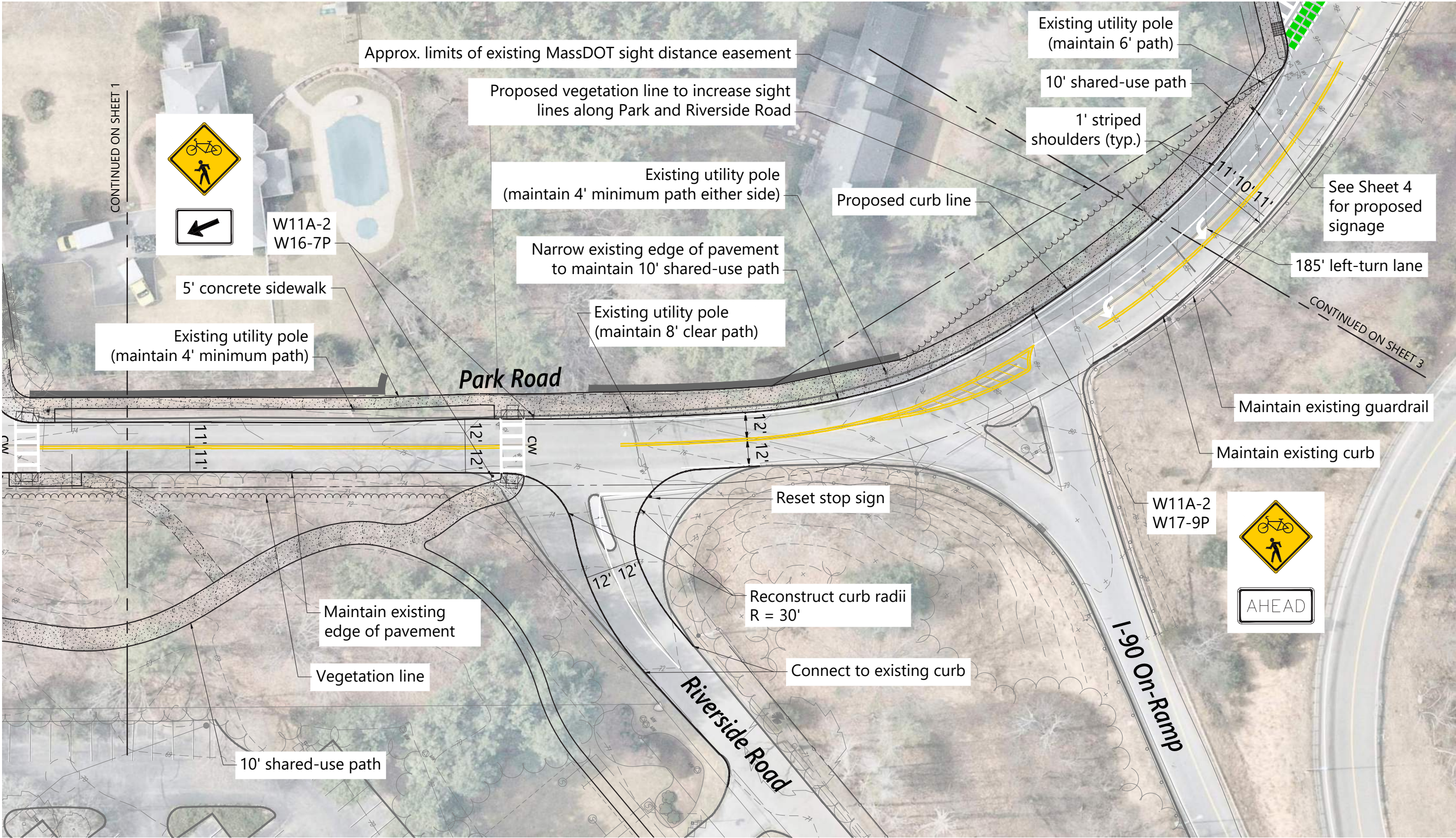
PARK ROAD PLANS



Note: Park Rd is under jurisdiction of the Town of Weston, unless otherwise noted on plans.
DCR has jurisdiction of Park Rd at Recreation Rd and to the south, and of Recreation Rd.



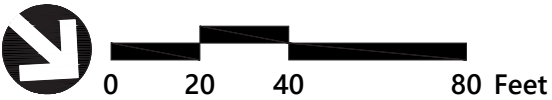
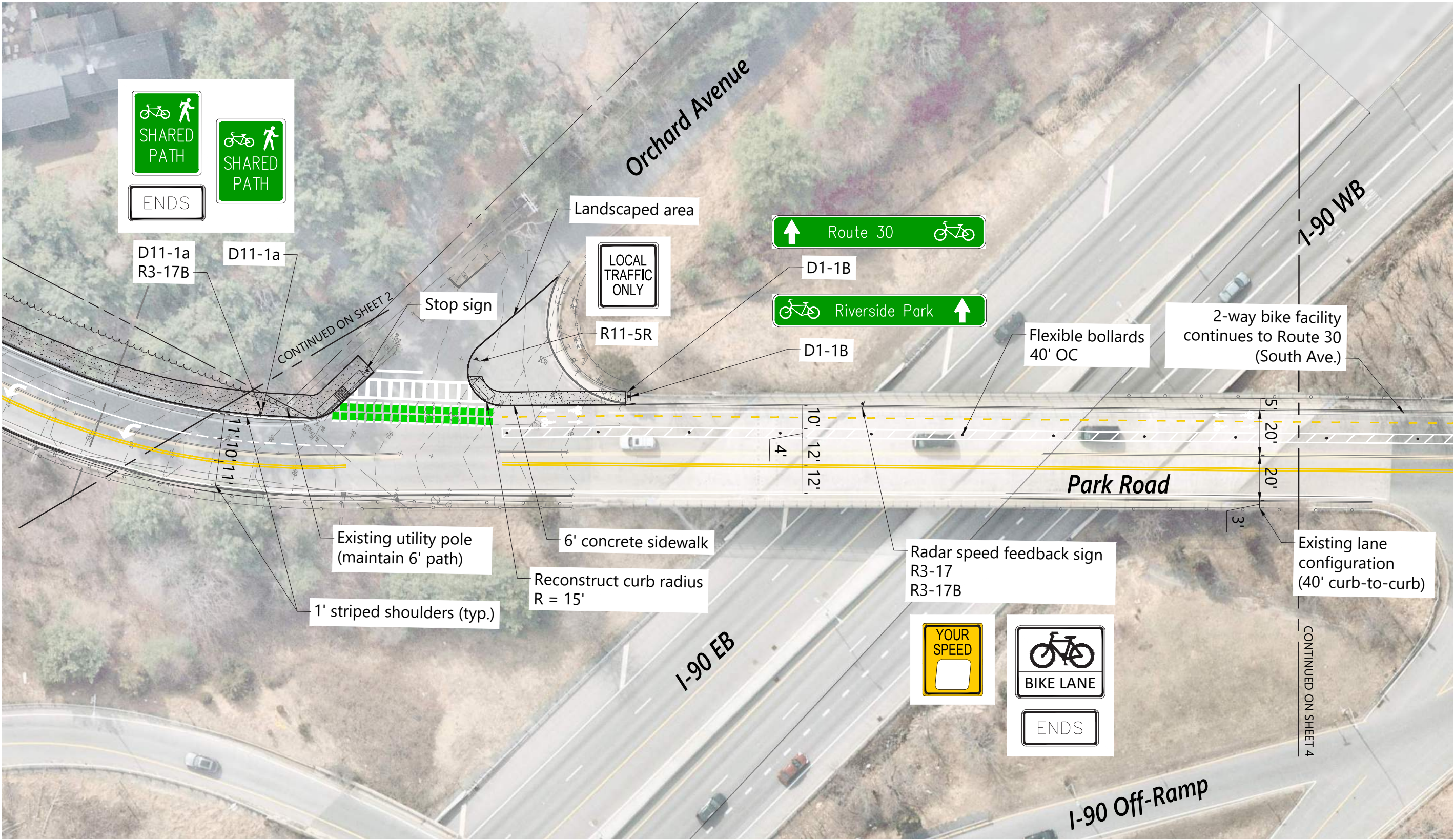
PARK ROAD PLANS



Note: Park Rd is under jurisdiction of the Town of Weston, unless otherwise noted on plans.
Town of Weston has jurisdiction of Park Rd between Recreation Rd and Orchard Ave.



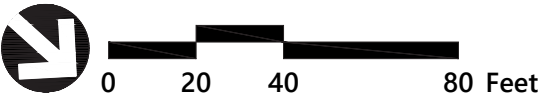
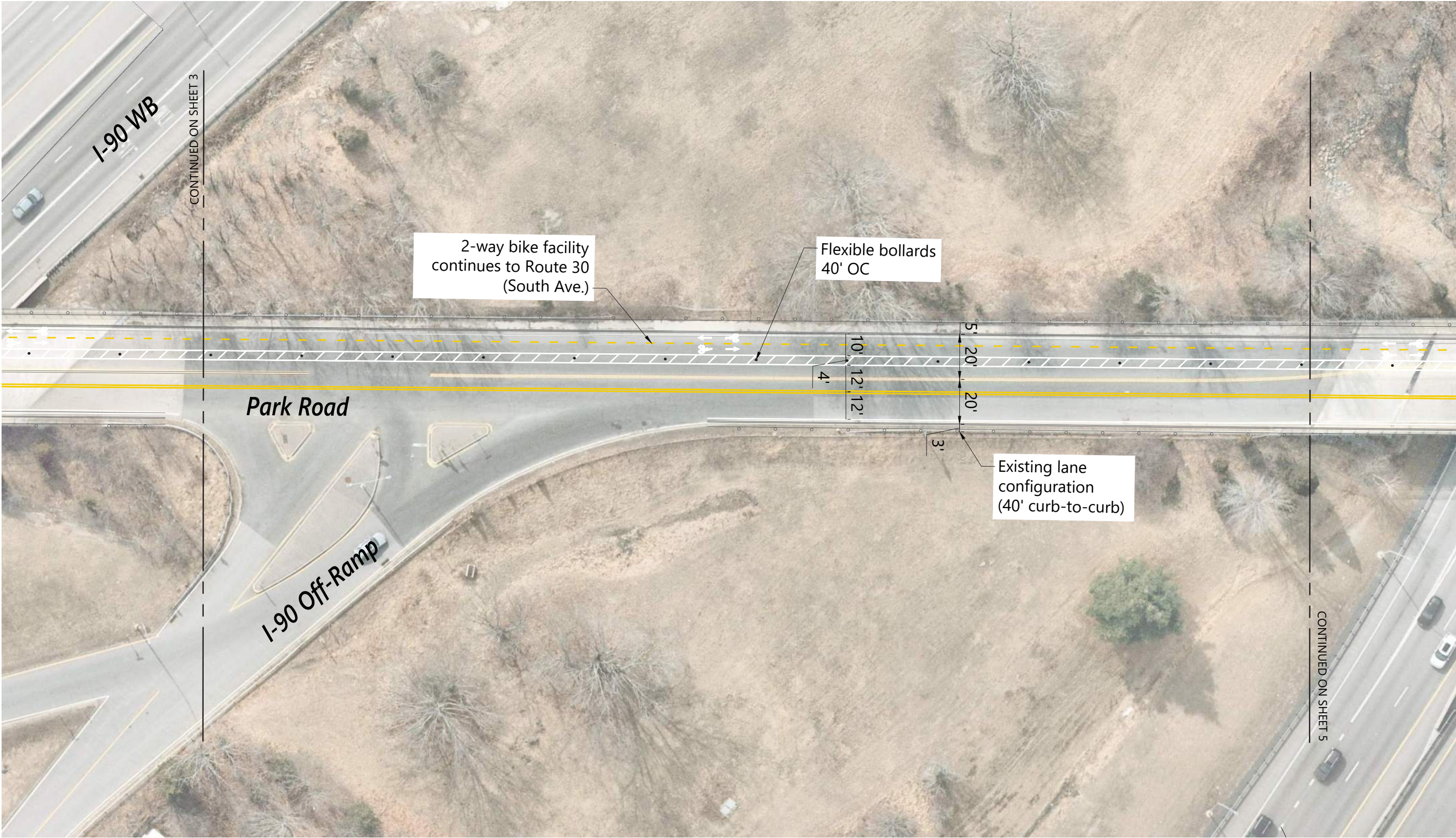
PARK ROAD PLANS



Note: Park Rd is under jurisdiction of the Town of Weston, unless otherwise noted on plans. MassDOT has jurisdiction of Park Rd between Orchard Ave and South Ave (Route 30).



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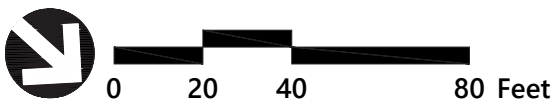
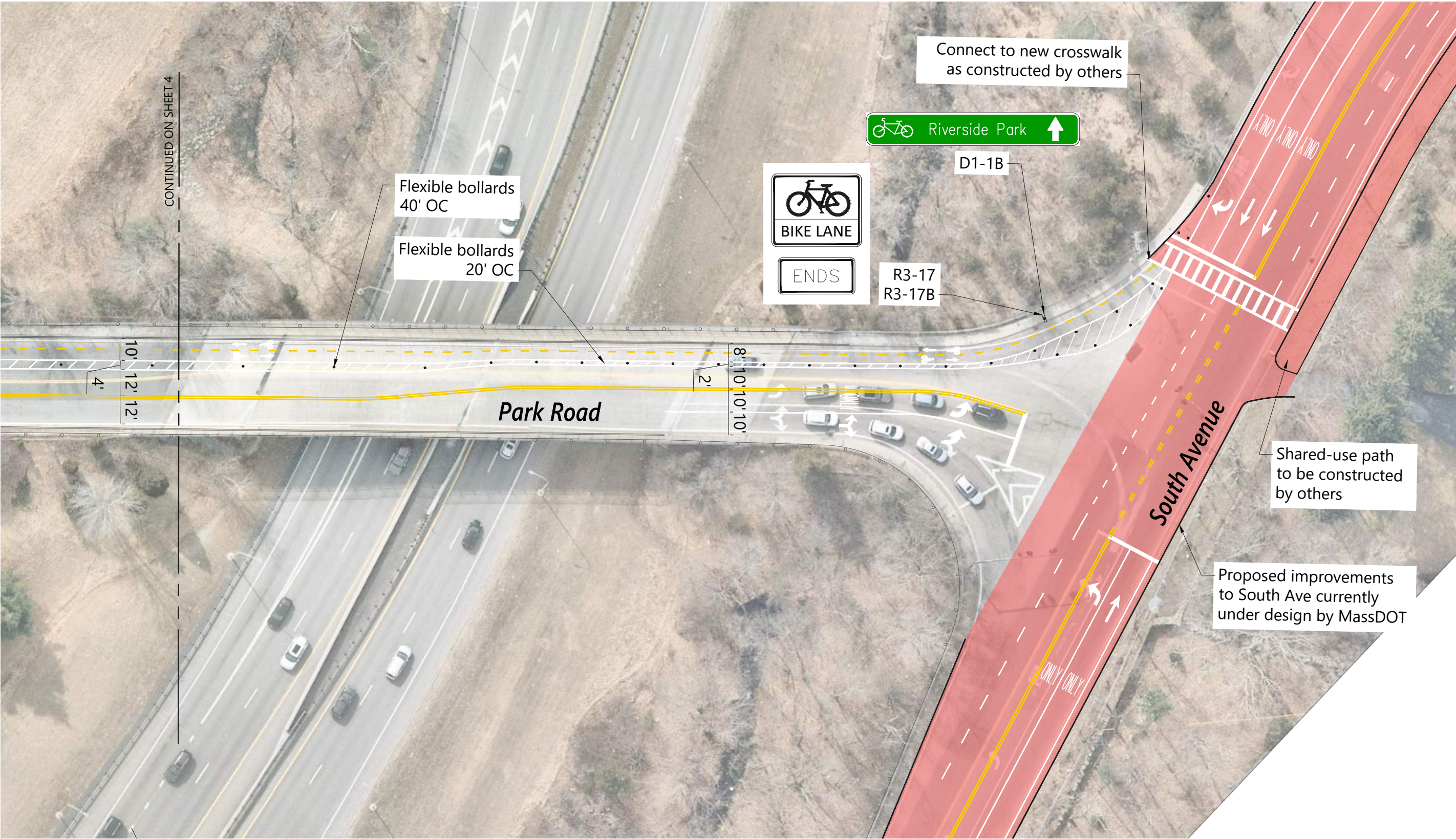
Offsite Roadway Improvements
I-90 Off-Ramp at Park Road

Conceptual Design Plans
Weston, MA

T-4

4 of 5

PARK ROAD PLANS



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